



# 167 Haywood Road, Asheville, NC



## ***FOR SALE \$355,000***

*(Floor Plan on Reverse)*

**1 Mile to I-240 & 1.5 Miles to Downtown Asheville  
Formerly Occupied by Crawford Sign Co.**

### **BUILDING FEATURES**

Built 1954; Office Addition in 1991  
Office Area: 2,500 Sq. Ft.  
Manufacturing/Warehouse Area: 4,429 Sq. Ft.  
**Total Interior Area: 6,929 sq. Ft.**  
Garage Area: 719 Sq. Ft.  
Site Area: 0.50 Acres  
Road Frontage: 250 Feet  
12 Paved Parking Spaces  
Add'l Land To Increase Parking  
Traffic Count: 8,600 Vehicles/Day

### **LEGAL**

2001 Taxes: \$2,919  
Pin: 9638.12-75-5345 & 5490 & 6467  
Deed Book / Page: 1440 / 274  
Plat: 154  
Zoned CBII

### **BUILDING FEATURES**

HVAC: Office - Gas Furnace Forced Air / Central AC  
Manufacturing - Suspended Gas Radiant  
Ceiling Height: Office - 10' with 8' Drop Grid  
Manufacturing - 12.5'  
Lighting: Fluorescent - 2 Tube 8' Long in Manufacturing &  
4 Tube 4' Long in Office  
2 Drive-in Bays (8'w x 10'h)  
3 Phase Power - 440 Volt & 1 Phase 220 Volt  
Roof: Tar & Gravel / Metal  
2 Restrooms

### **UTILITIES**

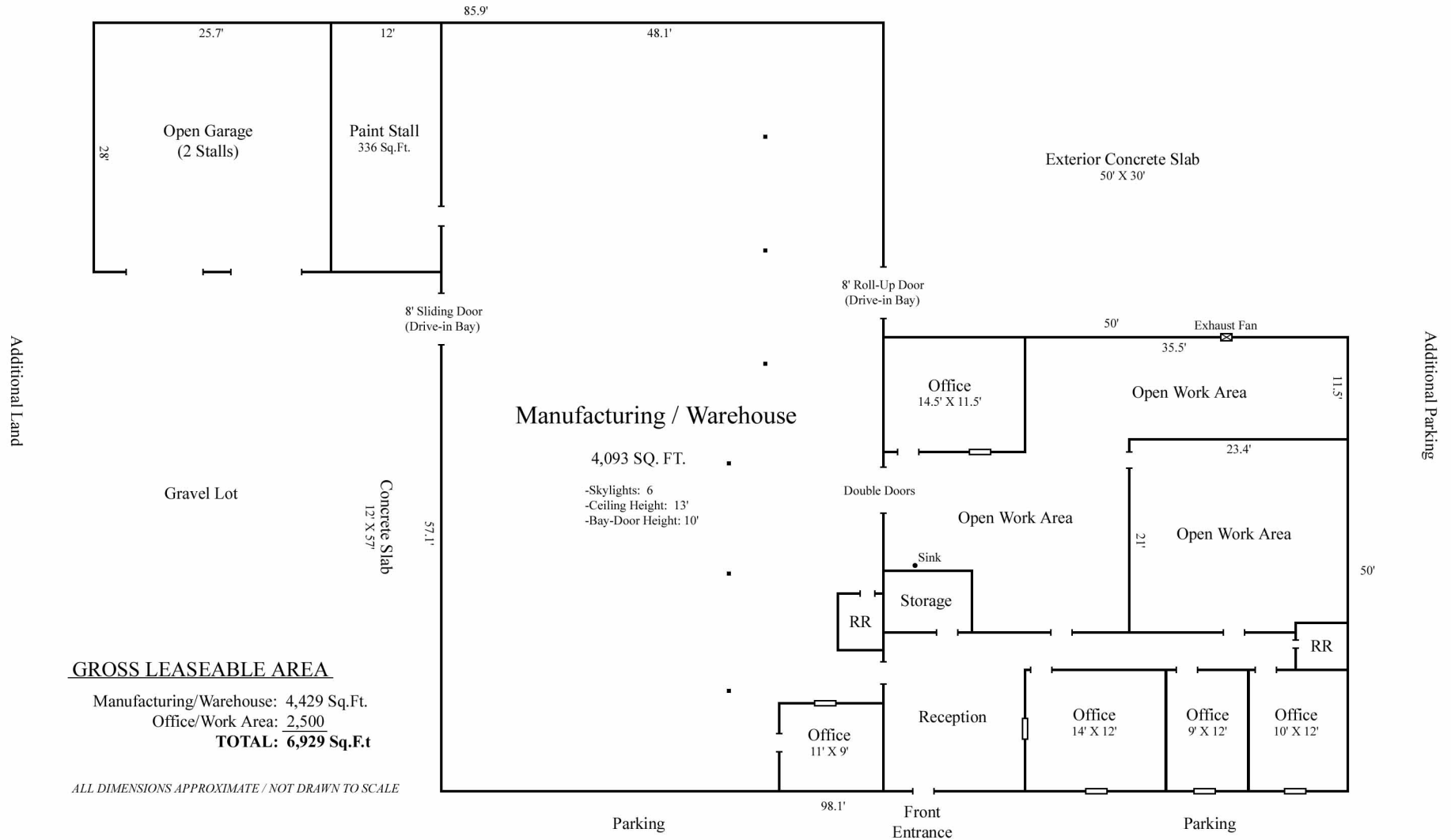
Public Water  
Public Sewer  
PSNC Gas  
CP&L Electric

**Also Available for Lease: \$3,100/mo NNN to Credit Long Term Tenants**

**For Further Information  
Contact Jeremy H. Goldstein or John R. Menkes at (828) 281-4024**

*All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.*

# 167 HAYWOOD ROAD



**GROSS LEASEABLE AREA**

Manufacturing/Warehouse: 4,429 Sq.Ft.  
 Office/Work Area: 2,500  
**TOTAL: 6,929 Sq.Ft**

ALL DIMENSIONS APPROXIMATE / NOT DRAWN TO SCALE

*Haywood Road*